

MIXED-USE INCOME PROPERTY WITH IMMEDIATE UPSIDE POTENTIAL



4250 DEWEY ROAD

BELLINGHAM, WASHINGTON



2

RESIDENTIAL
RENTALS



6.66

ACRES



6,000 SF

SHOP SPACE



EXCEPTIONAL
REGIONAL
CONNECTIVITY

4250 DEWEY ROAD

PRICE: \$1,299,999

- 2 Residential Rentals
 - month-to-month
 - under market rent
 - 3 bed/1 bath home
 - 4 bed/1 bath home





4250 DEWEY ROAD

- 6,000 SF shop
 - with mezzanine
 - lease thru Dec 2026
- 3,500 SF pole building
 - lease thru Dec 2026
 - under market rent



4250 DEWEY ROAD

- 6.66 acres
- Whatcom County zoning R5A
- NOI: \$57,500 /yr (actual)
- Proforma NOI: \$99,000 /yr
- Rents are under market
- Residential leases month-to-month
- Shop leases thru December 2026



**RARE OPPORTUNITY FOR IMMEDIATE
VALUE-ADD OR REDEVELOPMENT ON
6.66 ACRE LOT. THIS PROPERTY
PROVIDES A STABLE INCOME WHILE
ALLOWING FOR FUTURE UPSIDE
THROUGH REPOSITIONING,
REDEVELOPMENT, OR OPERATIONAL
OPTIMIZATION.**



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PROPERTY FACTS

- WATER SOURCE: WELL
- SEPTIC
- R5A COUNTY ZONING
- MULTIPLE INCOME STREAMS
- ANNUAL RENT: \$71,820
- ANNUAL EXPENSES: \$13,112
- 2 RESIDENTIAL RENTALS
- 6000 SF SHOP
- 3500 SF POLE BUILDING
- APPROXIMATELY 4 ACRES OF EXCESS LAND



Location Facts & Demographics

Bellingham, WA 98226 based on data from CoStar acquired from the U.S. Census

CITY, STATE

BELLINGHAM, WA

POPULATION

170,114

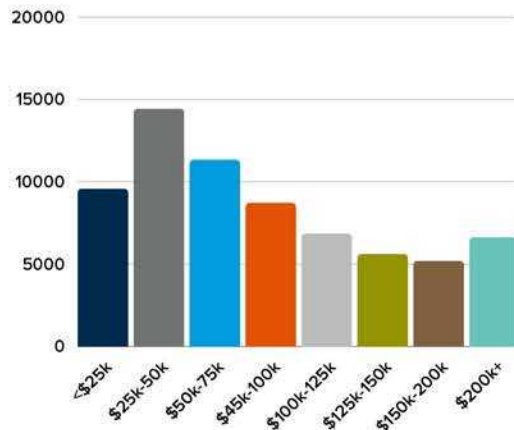
MEDIAN HH INCOME

\$72,043

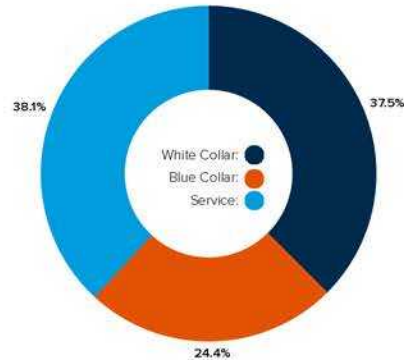
AVG. HH SIZE

2.4

INCOME BY HOUSEHOLD



EMPLOYMENT



60.2%
Employed

3.5%
Unemployed

RACE & ETHNICITY

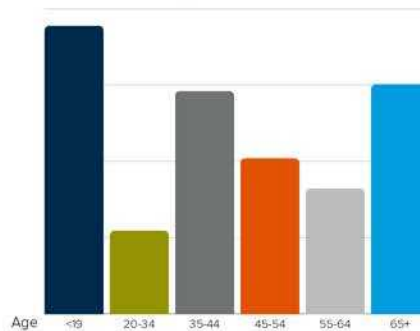
White: **76.3%**
 Asian: **5.41%**
 Native American: **.93%**
 Pacific Islanders: **.26%**
 African-American: **1.25%**
 Hispanic: **6.42%**
 Two or More Races: **9.43%**

EDUCATION

High School Grad: **19%**
 Some College: **31%**
 Associates: **8%**
 Bachelors: **23%**
 Advanced Degree: **13%**

GENDER & AGE

51.5%  **48.5%** 



HOME OWNERSHIP

Renters: **52%**

Owners: **48%**

AVG. HH SPENDING



Housing

\$31,440



Daycare/Education

\$14,544



Grocery

\$8,844



Transportation

\$5,628



Entertainment

\$5,333



Utilities

\$4,392



Apparel

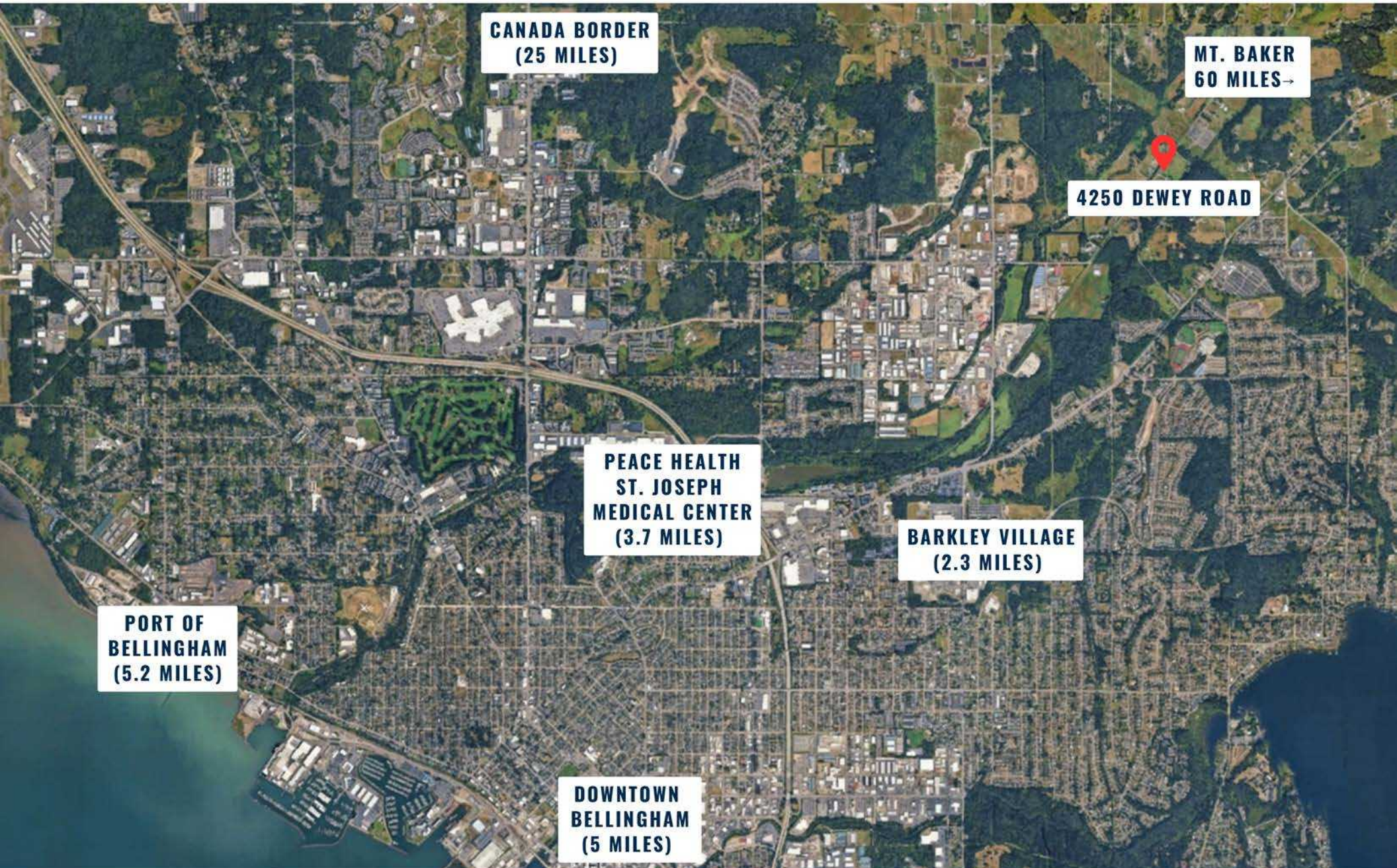
\$1,642

BELLINGHAM: BEST OF THE PACIFIC NORTHWEST

AS THE NORTHERN GATEWAY TO WASHINGTON STATE, WHATCOM COUNTY OFFERS DIRECT ACCESS TO BOTH THE SEATTLE AND VANCOUVER METROPOLITAN AREAS, CREATING A STRATEGIC LOCATION FOR BUSINESSES, RESIDENTS, AND INVESTORS ALIKE. WITH SUSTAINED POPULATION GROWTH, EXPANDING EMPLOYMENT SECTORS, CROSS-BORDER COMMERCE, AND A HIGHLY DESIRABLE QUALITY OF LIFE, THE REGION CONTINUES TO ATTRACT DEVELOPMENT AND INVESTMENT THROUGHOUT THE PACIFIC NORTHWEST.



AREA MAP



**CANADA BORDER
(25 MILES)**

**MT. BAKER
60 MILES →**

4250 DEWEY ROAD

**PEACE HEALTH
ST. JOSEPH
MEDICAL CENTER
(3.7 MILES)**

**BARKLEY VILLAGE
(2.3 MILES)**

**PORT OF
BELLINGHAM
(5.2 MILES)**

**DOWNTOWN
BELLINGHAM
(5 MILES)**

4250 DEWEY ROAD

Poised to benefit from the continued growth of the Pacific Northwest, the Property represents a rare opportunity to create value within a strategically located mixed-use investment.



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